



GSA Public Buildings Service

OFFICE OF REAL PROPERTY UTILIZATION AND DISPOSAL'S

FY 2013 PERFORMANCE OVERVIEW

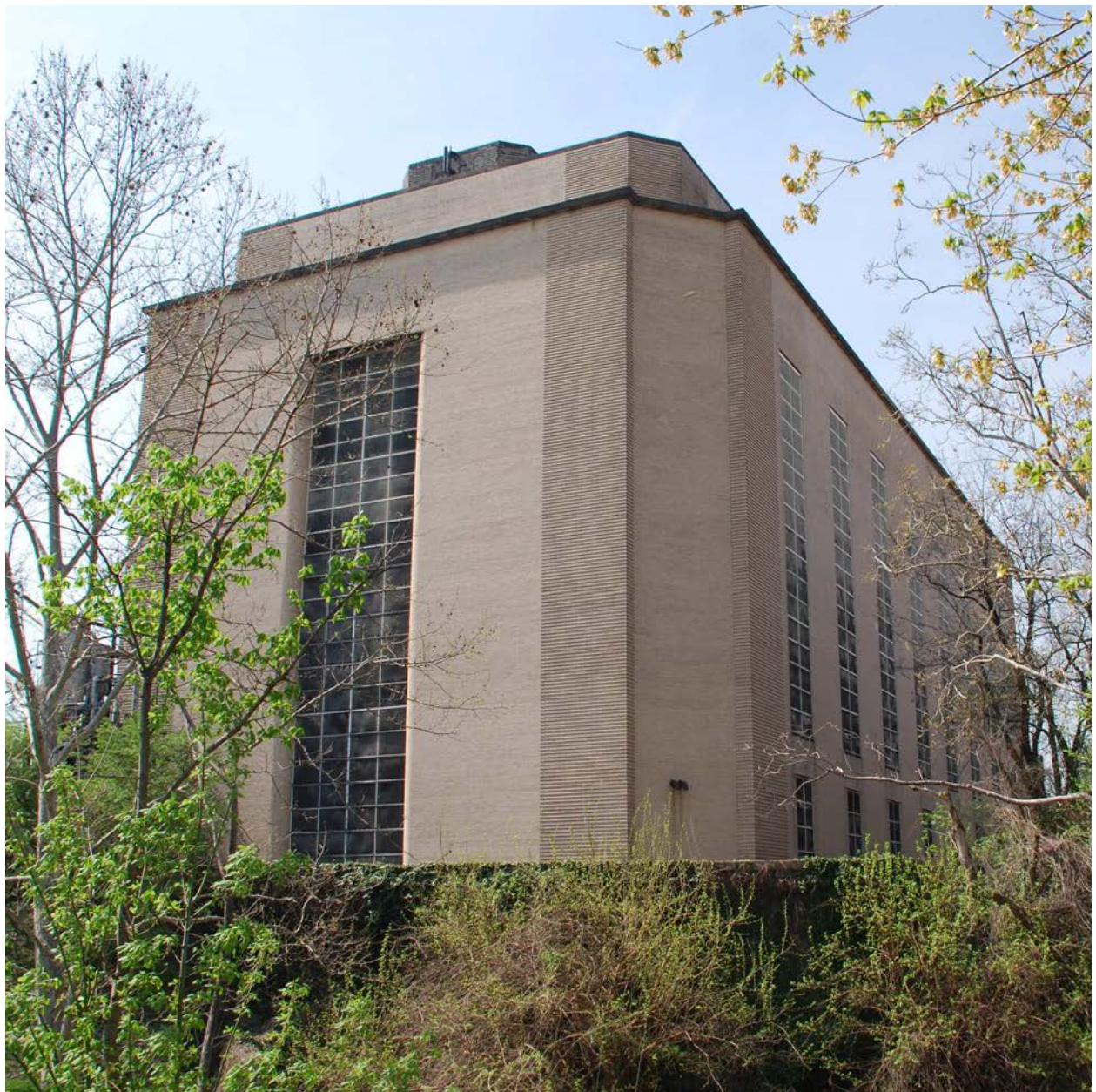




HAP Single-family Residence, Valdosta, GA.
Cover image: Graves Island Light Station, Winthrop, MA
Back cover image: Moscow Federal Building, Moscow, ID

TABLE OF CONTENTS

1	MISSION
2	FY2013 HIGHLIGHTS
4	SOCIOECONOMIC
5	HOMEOWNERS ASSISTANCE PROGRAM (HAP)
6	CUSTOMER PROFILE
10	CUSTOMER OUTREACH
11	MARKET OFFERINGS
11	DISPOSALS
15	UTILIZATION
19	PROFESSIONAL REAL PROPERTY SERVICES
21	OTHER PROGRAMS
26	LOOKING FORWARD
30	APPENDIX



West Heating Plant, Washington, DC

MISSION

*To lead the Federal Government in
optimizing its real property portfolio
through effective disposition &
utilization strategies*

FY2013 HIGHLIGHTS

In a time of shrinking federal budgets, high national debt, and an expectation to do more with less, the need to be efficient and effective has never been greater for federal agencies. As the Federal Government drives towards more innovative and resourceful ways to effectively accomplish its mission of serving the general public, agencies are tightening their belts and eliminating inefficiencies. One way they have been accomplishing this is with the help of the General Services Administration's (GSA) Office of Real Property Utilization and Disposal (RPUD).

Summary of FY2013 Government-wide Disposals			
FY2013	# of Disposals	Estimated Fair Market Value	Proceeds
Public Sales	153	N/A	\$67.40
Negotiated Sales	10	N/A	\$29.70
Public Benefit Conveyance	40	\$18.60	N/A
Federal Transfers	10	\$1.90	\$0.60
TOTAL	213	\$20.50	\$97.70

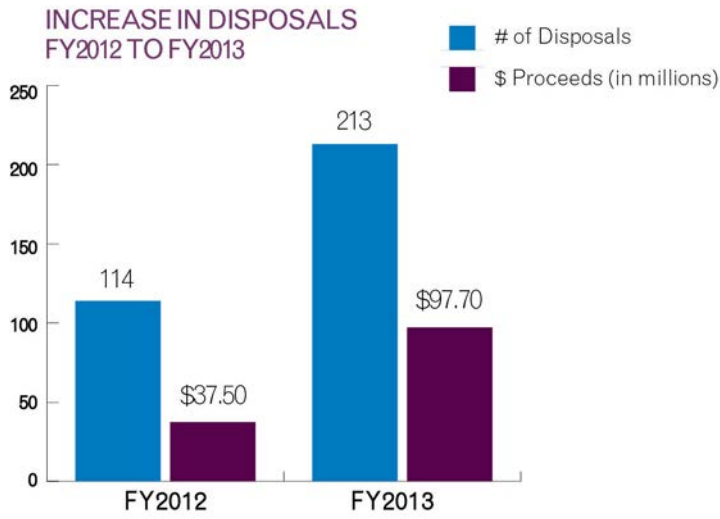
Source Data: Rediforce data through September 30, 2013; dollars are in millions

Following Executive Order 13327, President Barack Obama issued a June 10, 2010 Presidential memo directing agencies to “accelerate efforts to identify and eliminate excess properties.” Agencies were instructed to save taxpayer dollars and reduce their environmental footprint by improving utilization of real property assets, while disposing of surplus assets more quickly. GSA has been involved in achieving the goals outlined in the memo in collaboration with the Office of Management and Budget (OMB). GSA, OMB, and the Federal Real Property Council (FRPC), along with cooperating agencies, were responsible for issuing guidance with specific targets to realize \$3 billion dollars in cost savings by the end of FY2012.

That was just the start of the savings that the Federal Government realized through more efficient real property portfolio management. As we continue to move forward with real property reform and cost savings, more agencies are reaching out to GSA to help them maximize the efficiency of their portfolios and reduce their overall carbon footprint. In FY2013, the Office of Real Property Utilization and Disposal signed five national customer agreements to accelerate this effort:

- U.S. Postal Service signed an Reimbursable Work Agreement (RWA) to market and sell more than 20 properties.
- U.S. Army Corps of Engineers signed an agreement to market, manage, sell and handle closing of more than 100 residential properties nationwide.
- U.S. Coast Guard signed an RWA to market and sell more than 100 housing units nationwide.
- U.S. Department of Agriculture Forest Service signed an agreement to market and sell properties nationwide.
- U.S. Department of Agriculture National Resources Conservation Service has an agreement to provide portfolio review through Facility Condition Assessments and Energy Audits, in addition to utilization studies on more than ten properties.

Since the FY2010 Presidential Memo was issued, the Office of Real Property Utilization and Disposal has strengthened relationships with its customer agencies, resulting in a marked increase in disposal activity. After the memo's release, GSA has disposed of 565 assets government-wide, including 56 assets from its own Public Buildings Service (PBS) portfolio. These 565 disposals spanned 18 agencies, generated \$207.5 million in proceeds and confirmed our commitment to efficient asset management.



* FY2013 includes HAP properties

RWAs	FY2012	FY2013	Percentage Increase
\$Value (in millions)	1.14	5.85	413%
Number	28	218	679%

SOCIOECONOMIC

The Office of Real Property Utilization and Disposal plays an important role in GSA's commitment to revitalize communities across the United States. With thousands of properties in the federal portfolio, disposing of property not needed by the Federal Government is a considerable task. Through collaboration with cities and towns, business groups, and citizens, the disposal of real property offers substantial benefits to all involved.

The socioeconomic benefits resulting from federal property disposal and reuse can have a lasting positive impact on communities. The benefits of new learning centers, transitional housing, expanded employment opportunities, revitalized waterfronts, or even increased park and open space are substantial. The reuse of federal real property can serve as an integral component of a community's vitality.

An example of the socioeconomic benefits a RPUD disposition can have on a community is the negotiated sale of 430 acres of the former Twin Cities Army Ammunition Plant (TCAAP) located in Arden Hills, MN, to Ramsey County last April that put the property back into productive reuse. It was the state's No. 1 Superfund site with environmental contamination both in the soils and the groundwater due to the Army's past manufacturing and testing of ammunition. GSA and Ramsey County worked in collaboration on the conveyance documents and the offsets to the purchase price for the environmental remediation. Other stakeholders included local elected officials, Congressional Representatives, regulatory officials and the National Park Service. At



the initial closing, 397 acres was conveyed with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) covenant and the remaining 30 acres were leased to the County to facilitate remediation activities. Once remediated, the leased property will be conveyed to the County with the CERCLA covenant. At the final closing, the County will provide appropriate written assurances from the state and the USEPA demonstrating that the leased property has been remediated and pay the remaining balance of \$2,449,512.50.

HOMEOWNERS ASSISTANCE PROGRAM (HAP)

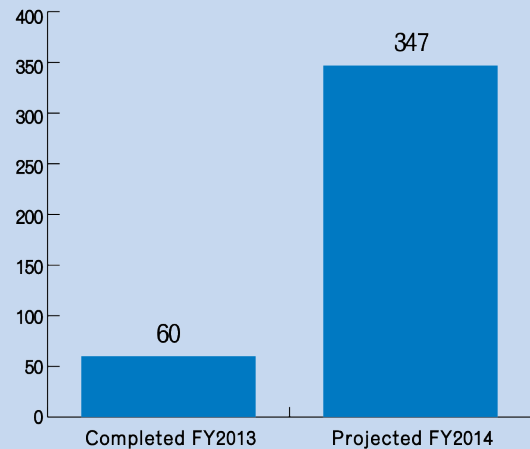
DOD's Homeowners Assistance Program (HAP) was originally authorized to help eligible military service members, their spouses and federal civilians who suffer financial loss when selling their primary residences in real estate markets that are negatively affected by Base Realignment and Closure (BRAC) actions and therefore unable to sell their homes under reasonable terms and conditions. After September 11, 2001, HAP was expanded to include financial aid assistance for wounded, ill or injured service members and their surviving spouses.

The program is funded by Congress with taxpayer dollars and administered by the U.S. Army Corps of Engineers (USACE) on behalf of the Department of Defense. USACE acquires residences from eligible homeowners and then offers the properties for resale. GSA is the realty agent for USACE and manages the subsequent disposals of the residential properties.

To date, USACE has acquired approximately 376 of the 407 homes to be purchased by the government. Of the current inventory under GSA's management and disposal, GSA has resold 69 properties, generating approximately \$5.8 million in sales proceeds for USACE's reinvestment into the program. GSA anticipates completing the remaining HAP sales in this huge initiative in calendar year 2014. HAP will continue beyond CY2014, albeit as a smaller program with less volume of resales.

GSA's involvement as the USACE realty agent has brought added value to the program in as much as real estate is a core GSA mission and GSA performs the realty services for actual costs in lieu of costs plus commission. This enables a greater return of proceeds to the program, helping eligible applicants and their spouses, and ultimately reduces the amount of appropriations needed from taxpayers.

HAP SALES



CUSTOMER PROFILE

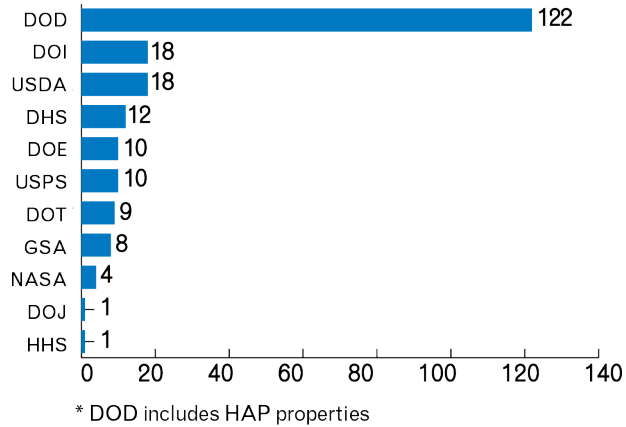
GSA was founded in 1949 with the enactment of the Federal Property and Administrative Services Act (Property Act). The Property Act gave GSA the authority to be the Federal

Government's real property disposal agent. However, the federal real estate landscape has dramatically changed since GSA's inception as agency-specific real estate authorities have been created. The Office of Real Property Utilization and Disposal has evolved from solely the Property Act disposal agent to a customer-centric government-wide realty services provider.

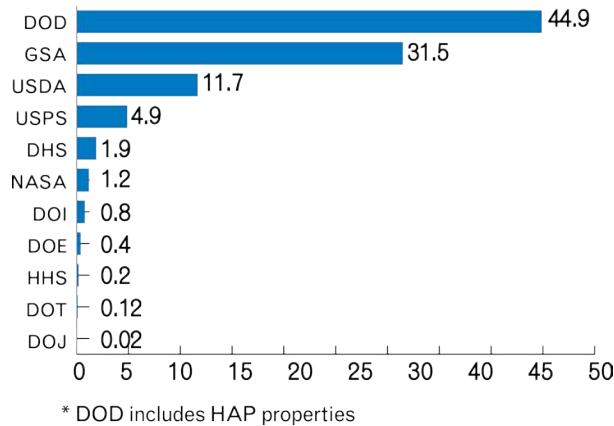
To help agencies effectively perform their portfolio planning, the Office of Real Property Utilization and Disposal offers a number of services at an at-cost business model. RPUD's staff of skilled and experienced professionals, including environmental experts, legal counsel, real estate experts, marketing experts, auctioneers, project managers, and contracting officers, take pride in getting the best results for their customers. In addition, there are contracting mechanisms in place that agencies can access to support the wide array of services needed to accomplish any utilization or disposal requirements.

The services that RPUD offers to assist agencies include: real property valuation (appraisals, highest and best use analysis), due diligence (title survey, environmental characterization, condition assessments, targeted asset reviews), transactional services (brokerage services, comprehensive repositioning, community/stakeholder coordination,

CUSTOMERS BY NUMBER OF DISPOSALS FY2013

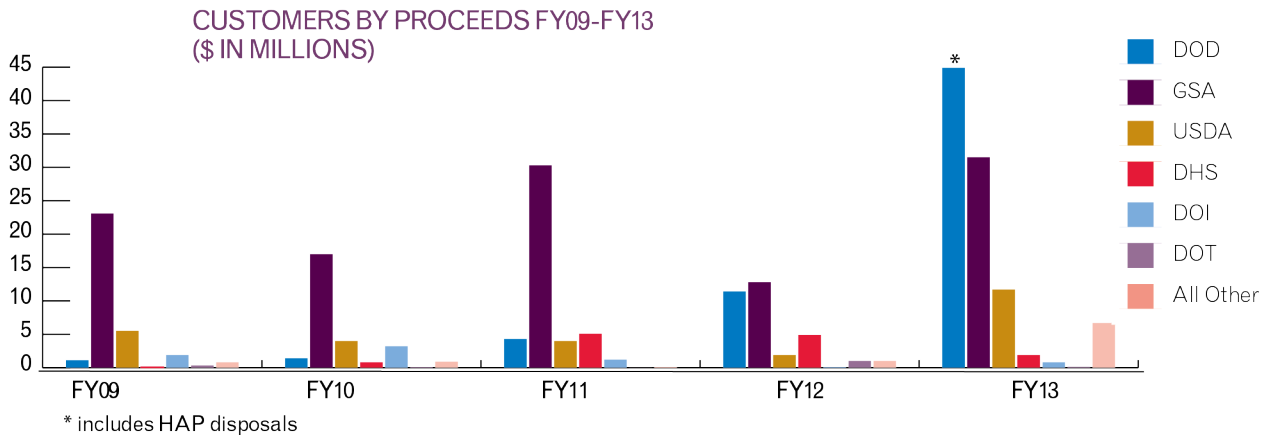
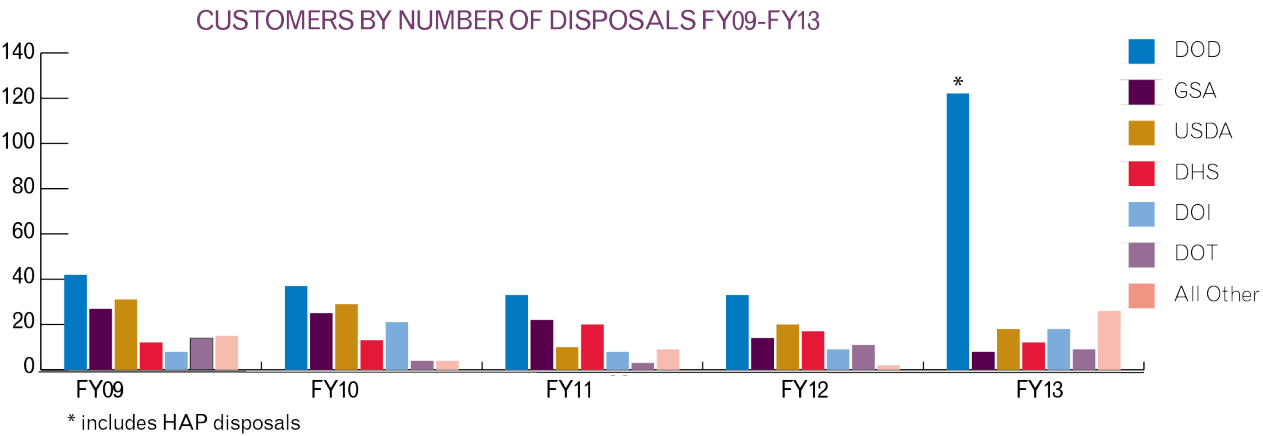


CUSTOMERS BY PROCEEDS FY2013 (\$ IN MILLIONS)



relocation, exchange, outlease, auction), marketing services (advertising, open houses, website, industry days), NEPA services (catex, EA, EIS, land use planning, historic review), targeted portfolio and market reviews, and training.

Some of our top customers in recent years include: Department of Defense, Department of Agriculture, General Services Administration, Department of Interior, Department of Homeland Security and Department of Transportation. These six agencies are consistently in the top 10 in terms of number of disposals or total proceeds, while DOD and USDA have been in the top five for the past five years. These six agencies combined have a total of 650 disposals and \$226.4 million in proceeds over the past five years.



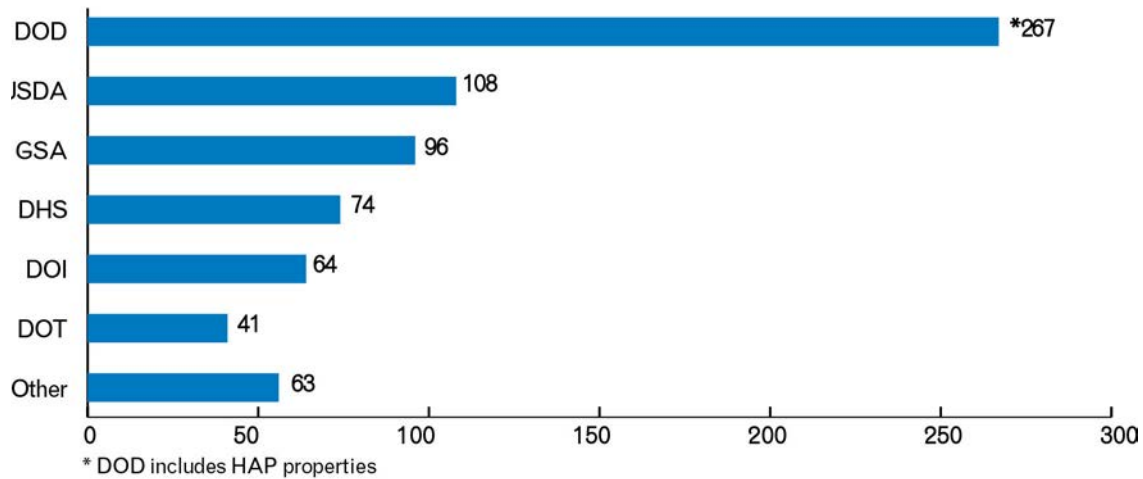
GSA maintains its relationships with its customers through training opportunities and constant communication. Examples include:

- GSA training tailored to customer agency needs. We held five general courses for a total of 18 agencies and 133 attendees to instruct customer agencies on the federal utilization and disposal process, and explain the services we offer.

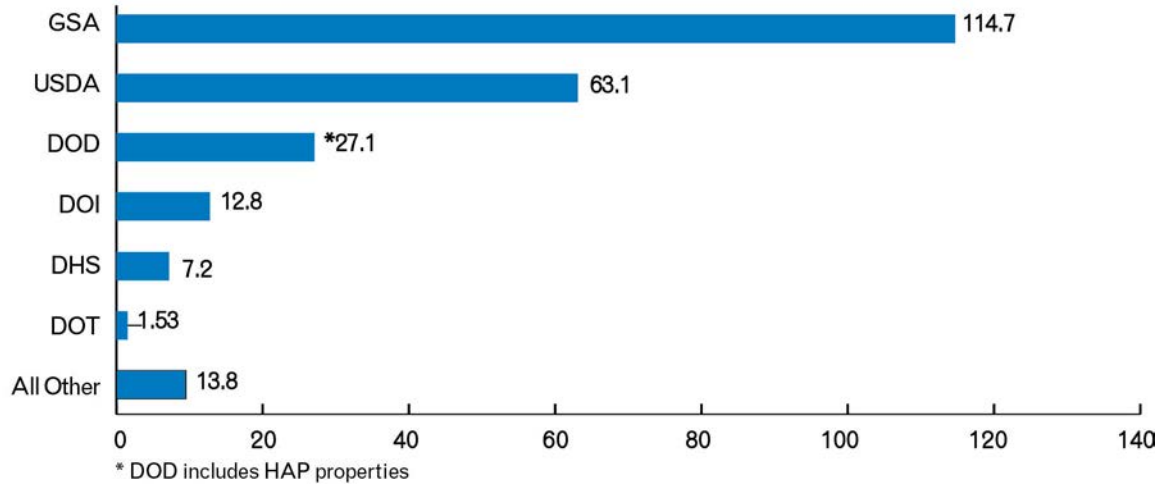
Agency	Attendees	Location	Date	Setting
Forest Service	39	Wash., DC	Nov. 13-15, 2012	3-Day Webinar
USACE	25	Pleasant Valley, IA	March 19-21, 2013	3-Day Class
DOE Workshop	28	Wash., DC	Aug. 6-7, 2013	1 ½-Day Class
Multi-Agency (8) <ul style="list-style-type: none"> Army Reserves, DOL, FAA, FWS, HHS, HUD, USACE, VA 	17	Wash., DC	Aug. 20-22, 2013	3-Day Class
Multi-Agency (10) <ul style="list-style-type: none"> Army Reserves (CA&HI), BOR, DOE/ NNSA-Lawrence Livermore Labs, DOE/NNSA-Sandia Labs, Forest Service, GSA, NAVFAC, NPS, USACE, USCG, USDA/ARS 	24	San Francisco, CA	Sept. 10-12, 2013	3-Day Class

- Quarterly newsletters sent to 2,800 agency customer contacts to keep them abreast of real estate news and GSA services and accomplishments. To receive a copy of the newsletter, please contact Gary Jordon at gary.jordon@gsa.gov.

NUMBER OF DISPOSALS BY AGENCY FY09-13



VALUE OF PROCEEDS BY AGENCY FY09-13 (\$ IN MILLIONS)



CUSTOMER OUTREACH

RESOURCE CENTER

The Resource Center is the Office of Real Property Utilization and Disposal's external marketing and informational website. The website is used to post screening notices for excess properties, market properties that are currently for sale on our online auction site **realestatesales.gov**, and contains all pertinent sales documents. In addition, our website allows the public to sign up to receive email updates on properties listed on the homepage. Federal agencies can use our homepage to report property excess to GSA. Some highlights of the website include an interactive mapping feature that is visible on the homepage that displays all properties for sale or with a current notice of availability, subscription services, and the Report of Excess Portal. <http://propertydisposal.gsa.gov/>

SOCIAL MEDIA

The Office of Real Property Utilization and Disposal has dedicated Facebook and Twitter accounts. These accounts are linked from the Resource Center. The Facebook account is called **GSA Office of Real Property Utilization & Disposal**. The Twitter account is **@GSA_RPdisposal**. These accounts are used to engage our potential bidders, customers and the general public about items of interest as they relate to GSA Real Property. In addition, our regional realty specialists use the accounts to promote upcoming open houses, sales and other regional events.

REALESTATESALES.GOV

In FY2011, PBS began a partnership with GSA's Federal Acquisition Service (FAS) to use the GSA Auctions website to sell surplus real property to the public via online auction. The auctions are completely web-based, allowing all registered participants to bid on property within specified timeframes. The online capabilities provide competitive bidding, online photos and videos, and facilitate the sale of properties located across the country to any interested buyer, regardless of location. During FY2013 we had a number of enhancements go live to improve the user experience with the system.

In FY2013, 185 auctions were offered on **realestatesales.gov**. Of these, 162 were awarded with a total of \$62,600,309 in winning bids. Currently, there are 287,202 registered users on the auction system.

MARKET OFFERINGS

DISPOSALS

The Office of Real Property Utilization and Disposal is responsible for reducing the number of underutilized federal assets to better invest federal taxpayer money. Although many agencies have their own disposal authorities regarding surplus real property assets, many still choose GSA due to our program efficiency and expertise in developing strategies to address underutilized real property. RPUD provides realty services to other agencies that include examining asset utilization, performing site inspections, analyzing relocation efficiencies, checking for exchange opportunities, obtaining asset valuation and assisting in the disposal of truly unneeded real property.

RPUD disposes of a wide range of property types including land, office buildings, warehouses, former post offices, farms, family residences, commercial facilities, lighthouses, prisons, airfields and more. These properties can be located in the United States, Puerto Rico, the U.S. Virgin Islands, or the U.S. Pacific Territories. When disposing of federal real estate, the Office of Real Property Disposal follows a process mandated by federal law and Executive Orders.

The chart below illustrates the various disposal methods (in order of progression) that may be utilized when finding the best possible use for surplus federal property. However, not every property goes through every step of the process.

Excess	Federal Transfer	Surplus Property	Negotiated Sale	Public Sale
If a Federal agency no longer needs a property to carry out its program responsibilities, it reports this property as 'excess' to its needs.	GSA first offers excess property to other Federal agencies that may have a program need for it. If another Federal agency identifies a need, the property can be transferred to that agency.	If there is no further need for the property within the Federal Government, the property is determined "surplus" and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.	GSA can negotiate a sale at appraised fair market value with a state or local government if the property will be used for another public purpose.	If state and local governments or other eligible non-profits do not wish to acquire the property, GSA disposes of surplus property via a competitive sale to the public.

FEDERAL TRANSFERS

Once a federal agency reports a property as excess to its needs, GSA first offers the excess property to other federal agencies. If another federal agency identifies a need, the property can

be transferred to that agency. The federal agency requesting the property must pay Fair Market Value (FMV) to acquire the property. Agencies may ask for a waiver of FMV, which must be supported by GSA. The Office of Management and Budget (OMB) is the final approval authority.

FY2013 Federal Transfers	
# of Properties	Estimated Fair Market Value
10	\$1.9M

GSA facilitates any agreements between the landholding agency and the acquiring agency, and will transfer the property via a transfer letter. The title of the property will remain within the United States government.

PUBLIC BENEFIT CONVEYANCE

FY2013 Public Benefit Conveyances	
# of Properties	Estimated Fair Market Value
40	\$18.6M

If no federal agency expresses interest in a property, GSA determines it “surplus” and screens the property for public benefit conveyance (PBC) purposes to homeless assistance providers, state and local governments and in some cases nonprofits. Under existing federal law, these institutions may acquire surplus federal real property at discounts of up to 100% for various types of public use. These uses include: homeless assistance, education, public health, park and recreation, self-help housing, historic

FY13 DISPOSALS



NASA Buildings 500 & 501, Fairview Park, OH

NASA Buildings 500 & 501 are located at 21000 Brookpark Road, Fairview Park, OH. This property consists of two buildings on 9.8 acres of land. The buildings are known as Buildings 500 & 501, which contain approximately 160,000 and 40,000 square feet of space, respectively. It also includes a small parking lot, and landscaped areas. The property sold via online auction for \$1,200,000 to a consortium that plans to redevelop the property into a higher class office space. All NASA Research Centers nationwide have

a mandate to reduce Current Replacement Value (CRV) of their assets under their CRV reduction initiative, and this disposal constituted the bulk of the Glenn Research Center’s (GRC) reduction in that regard. It was also part of NASA GRC’s Master Plan to consolidate asset holdings closer to the central campus heart of the GRC.

monument, correctional, law enforcement, emergency management, port, wildlife conservation, public airport, highway, public road widening and power transmission lines. The intent of a PBC is to support property uses that benefit the community as a whole.

It is important to note that when there is no federal need of an excess property and it is determined surplus, homeless needs/uses under Title V of the McKinney-Vento Homeless Assistance Act have priority over all other public benefit uses of surplus real property. Title V of Public Law 100-77, as amended by Public Law 100-628, as well as court orders issued by the U.S. District Court for the District of Columbia, require landholding agencies to review their real property holdings to identify those that are unutilized or underutilized. They submit this information to the Department of Housing and Urban Development (HUD). HUD then determines if the properties are suitable for homeless use.

For each of the public uses listed above, a designated federal “sponsoring agency” serves as the subject matter expert, screens applications from local governments and eligible non-profit organizations (where authorized) and recommends to GSA whether the property should be used for the applicable public benefit use. Upon approval by GSA, the property is conveyed to the recipient and monitored for compliance, either by GSA or the sponsoring agency, depending on the authorizing statutes of each program. The terms of public benefit conveyances may restrict the use of the property anywhere from 20 years to perpetuity, depending on the program.

FY13 DISPOSALS



Moscow Federal Building, Moscow, ID

The Moscow Federal Building is a 5-story building (3 floors plus basement and mechanical attic), with 31,930 USF and 107 parking spaces. The building was constructed in 1973 in downtown Moscow, ID. Due to the relocation of several agencies the federal tenancy decreased, making it a good candidate for disposal. The property was sold by online auction and was awarded in October 2013 to Gritman Medical Center, a community hospital based in Moscow. The winning bid and sales price was \$2.38M

and the transaction closed on January 4, 2013. In addition to the sale proceeds, PBS avoided approximately \$4M in repair and alterations costs. The building will be used by Gritman to provide additional medical services to its patients.

For more information on the PBC program, please contact David Stinson at 202.208.0324 and see the list of sponsoring agency contacts in the Appendix.

NEGOTIATED SALE

A negotiated sale is a transaction in which the Federal Government offers state and local governments the right to purchase property at appraised fair market value before it is offered to the general public. Property acquired via negotiated sale must be for a public purpose, although it is not restricted to a particular use. Local agencies may elect to acquire a property through

a negotiated sale instead of acquiring the property by a specific public benefit conveyance.

FY2013 Negotiated Sales	
# of Properties	Proceeds
10	\$29.7M

Much like a public benefit conveyance, a negotiated sale can bring about substantial benefits for the local community and municipality. State or local governments can purchase a property before it is listed on the open market.

In most instances, localities save money by reusing federal facilities and avoiding unnecessary expenses associated with building new structures. Federal facilities can often be adapted to another public use without substantial rehabilitation costs. For example, a federal courthouse may be easily retrofitted as a local courthouse facility.

FY13 DISPOSALS



Cape San Blas Lighthouse Historic District, Cape San Blas, FL

The Cape San Blas Lighthouse in Cape San Blas, FL, was conveyed in August 2013 to the City of Port St. Joe, FL, as a 100% PCB for park and recreational purposes. No land was included in this unusual disposal. The property, reported as excess by the U.S. Air Force, consists of four historic structures for off-site removal, including the lighthouse, two keepers' quarters, and an oil/storage shed. The structures are situated contiguous to

the Gulf of Mexico on a rapidly eroding shoreline; high winds and encroaching ocean waters are threatening to damage or destroy the structures. The Lighthouse contains a deactivated, historic, third-order Fresnel bivalve lens that is owned by the U.S. Coast Guard. An historic covenant was included in the deed, and relocation of the structures from the cape to a comparable site within the city will save these historic treasures from the rapidly eroding shoreline. The grantee is responsible for all costs of the relocation, and a documentary film is planned to record the event.

PUBLIC SALES

If no interest from eligible public or non-profit entities is received within the excess and surplus screening periods, or received applications are not acceptable to the sponsoring agency, GSA concludes that there is no public benefit use for the property and proceeds to market the property for competitive public sale. GSA can sell properties via online auction, sealed bid auction and live outcry auction.

FY2013 Public Sales

# of Properties	Proceeds
153	\$67.4M

UTILIZATION

The asset utilization programs help federal agencies more effectively use the properties in their inventories by finding the best and most efficient use of an asset. RPUD helps to promote the effective utilization of federal real property assets as well as the repositioning of real property that is no longer mission critical to federal agencies.

This section highlights utilization services offered by RPUD, including Targeted Asset Reviews (TARs), compliance inspections, relocations, appraisals, acquisitions, abrogations, and the utilization and disposal training program.

FY13 DISPOSALS



HAP Single-family Residence, Valdosta, GA

This single-family residence is an example of a public sale for the DOD's Homeowners Assistance Program (HAP). This one-story residence located at 3663 Arbor Run Drive in Valdosta, Lowndes County, GA, sold via online sale on April 26, 2013, for \$220,000. The property was built in 2002, has 4 bedrooms, 3 full bathrooms, and 2,768 square feet on a lot size of 0.41 acre. The online sale began March 20, and there were seven registered bidders.

TARGETED ASSET REVIEWS

Targeted Asset Reviews (TARs) are real estate utilization studies designed to assist agencies with real property asset management by:

- Increasing their knowledge of individual assets
- Understanding the role of each asset in supporting agency mission objectives
- Examining current and future utilization alternatives
- Due diligence review which includes collecting and organizing title, environmental, historic and cultural information
- Identifying real estate and community issues affecting the property

PBS introduced the TAR concept in 2002 as an approach to help agencies develop and implement sound asset management and redeployment strategies. Currently GSA, has performed over 200 TARs for 14 agencies. Some of the items in a TAR report include: basic property information such as size, description, buildings, etc.; title history; easements, permits and licenses; environmental concerns; historic and cultural information; community and stakeholder interests; and formal asset recommendations.

FY13 DISPOSALS



Former James F. Battin Federal Building & Courthouse, Billings, MT

The American Recovery and Reinvestment Act of 2009 provided funding for a new courthouse in Billings, MT. Tenants of the Former James F. Battin Federal Building & Courthouse (Battin) were subsequently relocated to the newly constructed courthouse, and Battin became a vacant GSA asset. The property was reported excess and was conveyed after an online auction, in August 2013.

The final sales price was \$3,275,000. This was a significant achievement considering the negative stigma associated with the estimated asbestos remediation costs, as well as local media and community sensitivities.

Generally, TARs are performed at no cost to agencies. If agencies would like additional work performed above the scope of a TAR, our office can contract and manage this work on a reimbursable basis. Our office can provide sample TAR reports if requested.

During FY13, GSA completed 25 TARs for five agencies (GSA, Natural Resources Conservation Service, NASA, Air Force, and Coast Guard).

COMPLIANCE INSPECTIONS

GSA performs compliance monitoring for four of the public benefit conveyance (PBC) programs through which surplus federal real property is conveyed for public benefit use. The four programs for which GSA has compliance monitoring responsibility include emergency management, law enforcement, correctional and wildlife. The purpose of compliance monitoring is to ensure and verify that the grantee is using the property in accordance with the deed, for the purpose for which it was conveyed. Properties for these public benefit uses are conveyed to the grantee at 100% discount and require compliance in perpetuity.

GSA typically performs site visits to 20% of the inventory each year, resulting in each property being inspected on average every five years. During the site visits, GSA tours the property with representatives of the grantee to verify use of facility/property and reviews the current use

FY13 DISPOSALS



Vacant Lots, Aspen, CO

In 2005 Congress passed the Forest Service Facilities Realignment Act (P.L. 109-54), which permits the Forest Service to sell or exchange facilities and apply the proceeds to the acquisition and improvement of other facilities. This authority was used to excess Aspen, CO, property that included five contiguous lots ranging from .15 to .26 acres, totaling .88 acres. The Forest Service entered into a reimbursable agreement with GSA to sell the property in a creative live/online format, which entailed a live outcry auction

on August 27, 2013, and a concurrent online auction. Bidders could choose to bid on an individual parcel or multiple parcels. The final combined sales price of the five lots was \$7,010,000. The amount that it cost the Forest Service to conduct this auction totaled \$18,892, or just 0.27% of the total sales price. This allowed for the return of \$6,991,107 to the Forest Service for the construction of new, updated, and right-sized facilities to support their mission.

against the original application and deed covenants. Upon completion of the inspection, GSA documents the findings. If the property is being used in accordance with the instrument of conveyance, a recommendation is made that the grantee remains in possession of the property. If compliance issues are discovered, they are documented and plans for corrective action are established.

GSA completed 33 compliance inspections in FY13.

RELOCATION PROGRAM

GSA's relocation program, authorized through a series of statutory provisions initiated by Public Law 100-202, provides a unique authority that may be applied when a federal landholding agency has a mission need for real property but its current property may not be optimal for accomplishing its mission. The relocation program specifically enables GSA's RPUD to front the costs to relocate a federal landholding agency from such suboptimal space to a new location and provides authority to proceed directly to sell the vacated property. GSA provides this service only in conjunction with a GSA-directed disposal, and any relocation and disposal costs incurred by GSA must be reimbursed through the sale. The recommended total benefit from the combined disposal and relocation must exceed the total costs by a ratio of at least 2:1, as determined by a

FY13 DISPOSALS



Former National Personnel Records Center, St. Louis, MO

The former National Personnel Records Center at 111 Winnebago Street in St. Louis, MO, sold in August 2013 for more than \$1.6 million dollars via the GSA Online Auction website. The 440,000 + sq. ft. building situated on 13+ acres of land had been used for file storage and warehouse space since the early 1960's. The National Archives and Records Administration relocated portions of their operation to a new lease in the St. Louis area and

files were also relocated in other facilities throughout the Midwest. The new owner is in the warehousing business and will be utilizing the facility as a full warehouse for their Fortune 500-type customers.

fair market value appraisal of the property to be vacated and an estimate of the associated costs of the relocation/disposal.

PROFESSIONAL REAL PROPERTY SERVICES

APPRAISALS

RPUD offers cost effective, timely, and professional appraisal and related services to other federal agencies on a reimbursable basis. Services include appraisals in support of all types of real estate transactions, including reviews of third party appraisal reports, consultations, feasibility studies, highest and best use analyses, marketability studies, and asset and utilization evaluations.

ACQUISITIONS

RPUD provides expertise, resources and information to federal agencies for fulfilling their land acquisition and relocation needs.

On a reimbursable basis, RPUD can provide assistance to federal agencies for the following site acquisition services:

FY13 DISPOSALS



Ford City Drill Sites, Ford City, CA

This property contains a total of eight parcels, each consisting of approximately 2+ acres of unimproved land. The parcels are located within the unincorporated community of Ford City, CA, north of the City of Taft, CA. Two parcels were conveyed to the West Kern Community College District, Taft College, through a negotiated sale. The other six parcels were sold via online auction. The total proceeds amounted to \$437,000.

- Consult with agency representatives on site selection activities, and facilitate of necessary due diligence including feasibility studies, site searches and evaluations.
- Prepare and execute of contracts necessary for site due diligence and acquisition activities.
- Conduct formal negotiations with property owners to acquire land and/or other real property interests and document negotiation sessions with property owners.
- Initiate eminent domain proceedings with agency counsel and DOJ if condemnation is determined to be necessary.
- Prepare transaction documents; obtain legal review and arrange for transaction closing. Establish a case file and accounting records, and turn over such records of work undertaken for each site acquisition project.

ABROGATIONS

We perform abrogation services, which are negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a public benefit conveyance purpose. Depending on the PBC program, the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

FY13 DISPOSALS



West Heating Plant, Washington, DC

The former GSA West Heating Plant was sold to a private developer via an online auction for \$19.5 million in June 2013. The 2 acre-site, located in the midst of the historic Georgetown neighborhood of DC, has a prime location and will be redeveloped as high-end condominiums. The historic building, completed in 1946, supplied steam to government buildings until its shutdown in 2000, after which it served a variety of storage functions for GSA.

UTILIZATION & DISPOSAL TRAINING PROGRAM

This comprehensive program is intended to be an interactive resource for federal real property professionals. The format can be classroom instruction or a workshop that encourages open discussions on real property utilization and disposal issues, as well as projects. The topic modules are routinely updated in response to new laws, regulations, and legislation. The course topics include real property laws, regulations, roles and responsibilities; asset management strategies; how to report real property excess; the real property disposal process; and environmental and historic laws and applications as they relate to the utilization and disposal of federal real property. Programs can also be tailored to specific agency needs.

For more information on the Training program, please contact Gary Jordon at 202.501.1219.

OTHER PROGRAMS

LIGHTHOUSE PROGRAM

The National Historic Lighthouse Preservation Act of 2000 (NHLPA) gives priority to public bodies and nonprofit organizations to acquire a historic light station at no cost (i.e., conveyed without monetary consideration) through a competitive application process administered by the National

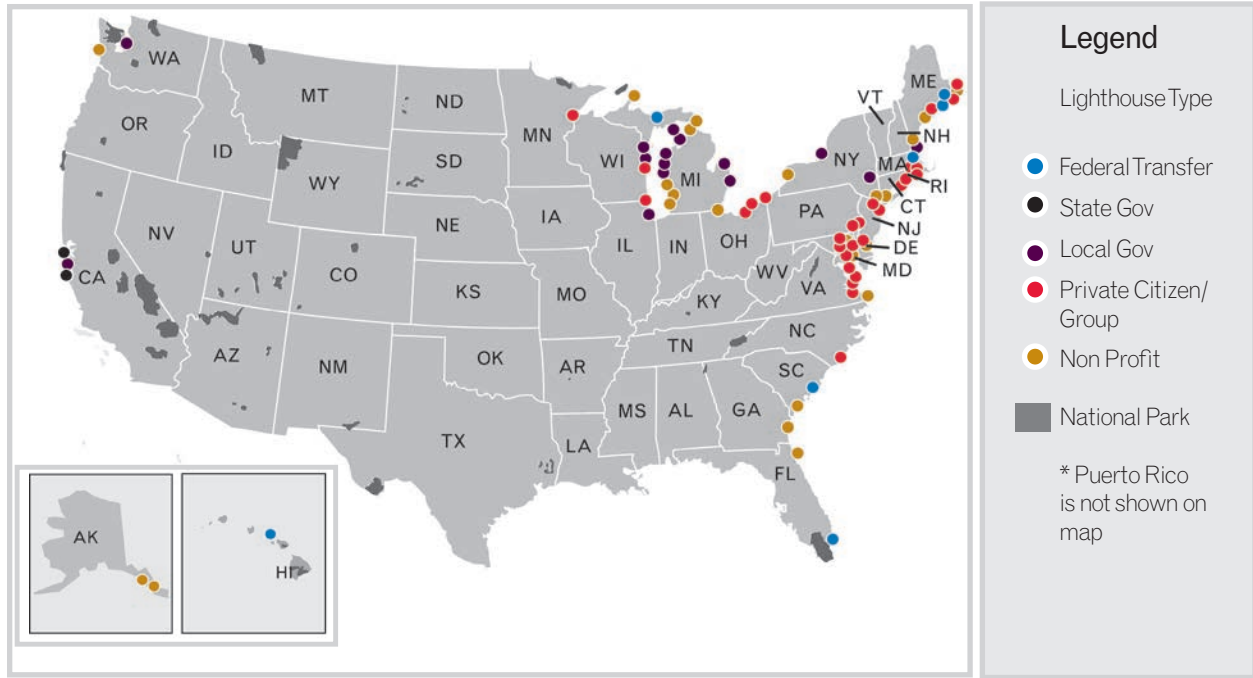
FY13 DISPOSALS



Consumer Product Safety Commission, Gaithersburg, MD

The former Consumer Product Safety Commission (CPSC) site in Gaithersburg, MD, was transferred to the City of Gaithersburg in September 2013 via a Public Benefit Conveyance for park and recreation use. The 9.5-acre former Nike Missile site with over 37,000 sf of building space had housed CPSC testing facilities from 1976 until the testing function moved to a new location in 2011. The city intends to use the property as a public park.

MAP OF LIGHTHOUSE TRANSFERRED UNDER NHLPA AUTHORITY BY GRANTEE



Park Service (NPS). If no steward is identified through this process, the NHLPA authorizes GSA to conduct a public sale of the light station.

The Department of Homeland Security's United States Coast Guard (USCG), the Department of Interior's National Park Service, and the General Services Administration implement the NHLPA program through a unique federal partnership aimed at preserving the historic and cultural significance of America's historic light stations.

Roles of Agencies

- USCG - Identifies and reports excess light stations to GSA.
- NPS - Issues application to interested parties. Reviews and evaluates applicants. Selects no cost grantee.

FY13 DISPOSALS



Graves Island Light Station, Winthrop, MA

The historic Graves Light Station in Boston Harbor sold for an unprecedented amount of \$933,888, which is a record setting amount for any lighthouse ever sold by the government. This eclipsed the previous high of \$381,000 paid for a GSA-auctioned lighthouse. All proceeds from the sales go back into the Coast Guard's Aid to Navigation fund, a fund that pays for the equipment, maintenance, and resources (fog horns, lights, battery cells, solar panels, etc.) to continue preservation and

maintenance of lighthouses that are still active and in federal ownership.

The Graves Light Station was constructed in 1905 and designed by Royal Luther. It is located on The Graves, a ten-acre property on the outermost island of the Boston Harbor Islands National Recreation Area. At 113 feet, it is the tallest lighthouse in the Port of Boston and is accessed by climbing two ladders over 40' up from the water. This high profile property boasts 360-degree million dollar views that include the Boston skyline, the coast towns to the north and south and the Atlantic Ocean to the east. The light is a striking conical structure with granite blocks with five floors that were used as the keeper's quarters. It is listed on the National Register of Historic Places.

After a targeted marketing campaign which included press releases, advertisements, social media and direct outreach to over 75 organizations, the story was picked up by a local television show and broadcast across the local and national media outlets. GSA received 125 inquiries about the sale of the lighthouse. The open and competitive public auction lasted 75 days and had 14 registered bidders. Bidding started at \$26,000 and closed with the high bid of \$933,888.

The Graves Light Station was offered as part of the National Historic Lighthouse Preservation Act (NHLPA) program, which has handled more than 100 lighthouses that have been sold or transferred out of federal ownership. The new owner is committed to the historic preservation of this maritime gem. Check out his website, graveslightstation.com for more information on his plans for this iconic lighthouse.

- GSA - Issues Notice of Availability to interested parties. Develops and executes conveyance documents.

Since the NHLPA program's inception in 2000, 92 light stations have been transferred to eligible entities. Sixty-five percent of the transferred light stations (60 light stations) have been conveyed through stewardship transfers to interested government or not-for-profit organizations, while 32 have been conveyed through public sales, generating over \$3.6 million dollars.

In FY2013, GSA completed 5 public sales with sales proceeds totaling \$1,562,891, and 7 no-cost transfers to public entities.

ENVIRONMENTAL PROGRAM

RPUD continues to lead the Federal Government in repositioning both historically significant and environmentally challenged real property. RPUD's national environmental team bolsters RPUD's ability to provide innovative environmental solutions to its customer agencies. Comprised of realty specialists, environmental specialists, and legal counsel, RPUD's environmental team provides environmental guidance and training to RPUD's zonal offices and customer agencies. In FY2013, the environmental team issued formal guidance both on Small Arms Firing Ranges and Fine Arts in Real Property Disposal. The environmental team also established a new Blanket Purchase Agreement (BPA) for national environmental support. Two firms, AMEC and Tetra Tech, were awarded base year contracts under the BPA. The BPA has four option years and covers a broad range of services in support of acquiring environmental due diligence and complying with NEPA, NHLPA, and other environmental and historic statutory requirements in real property utilization and disposal.

In conjunction with providing national guidance and training, the environmental team provides a necessary forum for critical cross-regional transaction collaboration. Environmentally challenged and historically significant properties have a myriad of complex regulatory issues, stakeholder outreach needs, market and financial considerations. Sharing best practices and collaborating on innovative approaches enables RPUD to manage project complexities and craft creative realty and regulatory solutions.

BASE REALIGNMENT AND CLOSURE (BRAC):

RPUD provides the Department of Defense (DOD) with comprehensive assistance with BRAC. The GSA Administrator is statutorily required to delegate GSA's "Property Act" disposal authority to the Secretary of Defense (SECDEF). Through this delegation of authority (DOA), DOD is able to execute real property transactions recommended by the BRAC commission. RPUD maintains oversight of DOD's use of the authority via its analysis included in the BRAC Oversight Report, an annual report that captures data on all BRAC disposals. The report tracks all dispositions since the first BRAC Round in 1988.

RPUD supports DOD in BRAC transactions with realty services provided on a reimbursable basis (e.g., appraisals, marketing, online auctions, etc.). A recent example of work is the marketing, negotiations and award of the Stanley R. Mickelsen Safeguard Complex in North Dakota. The transaction resulted in approximately \$797,000 in proceeds for the Army as well as relief of \$600,000 in annual operations and maintenance costs.

LOOKING FORWARD

GSA AUTHORITIES

PBS faces challenges funding new construction and major building modernization projects. With an aging inventory and a strict budgetary environment, PBS and GSA are constantly looking for innovative ways to get the best value for taxpayer dollars, including the use of alternative financing. One way in which GSA is looking to address this problem is through the use of expanded 412 authority. Initially, Section 412 was used to grant authority to the Administrator to retain cash proceeds from the disposition of real property. GSA has recently looked to expand the usage of Section 412 to allow for the exchange of GSA real property for in-kind consideration, including the performance of construction services on other GSA properties. This will allow GSA to use leveraged financing to reinvest in its existing assets when traditional repairs and alterations or new construction funding is unavailable. GSA has been completing Requests for Information (RFIs) that will hopefully translate into executing more exchanges. The expanded use of this authority can help PBS reverse the trend of exponential lease growth while securing the viability of the Federal Building Fund.

One group of properties being considered for a Section 412 exchange is the Federal Triangle South complex. GSA federal customers in the L'Enfant Plaza, SW, Area, referred to as "Federal

Triangle South (FTS)," are challenged with aging buildings that drive high operating costs, a backlog of required capital improvements, land and office space inefficiencies and a lack of area amenities. GSA also has numerous capital improvement needs in other buildings throughout the National Capital Region. GSA is looking to leverage the value of select public office buildings and land in Federal Triangle South to help GSA address capital improvement needs in the region as well as to potentially develop new efficient

GSA Subject Parcels – Federal Triangle South, SW DC



- Cotton Annex ■ Department of Energy
- GSA Regional Office Building □ Federal Aviation Administration

and sustainable facilities in the FTS area that could help to revitalize the surrounding area with a vibrant mix of commercial, residential and institutional uses.

Metro West Facility, Baltimore, MD	RFI posted 8/2013
Federal Triangle South, Washington, DC	RFI posted 12/2012
312 N Spring Street, Los Angeles, CA	RFI posted 12/2012
FBI Headquarters, Washington, DC	RFI posted 1/2012

PLUM ISLAND

Plum Island is an 840-acre island located off the coast of Long Island, NY which includes a 10-acre mainland support facility at Orient Point, NY. In 2008, Congress enacted Public Law 110-329 which directed GSA to sell all real and personal property related to operations at Plum Island, NY, if the DHS determined that the research and laboratory work performed on Plum Island is to be located elsewhere. DHS made the determination to locate the new facility in Manhattan, KS, through a Record of Decision on January 16, 2009. In support of the sale, GSA and DHS embarked on an Environmental Impact Statement (EIS) in March 2010 with U.S. Fish & Wildlife Service and the Environmental Protection Agency acting as Cooperating Agencies under NEPA. The Final EIS was released on June 25, 2013, and the Record of Decision was published on August 29, 2013. Moving forward, GSA and DHS will now shift their focus to ongoing regulatory compliance efforts and the marketing and sale of the Plum Island asset.

More information can be found on the project website www.gsa.gov/plumisland.



US COAST GUARD HOUSING AUTHORITY

The US Coast Guard (USCG) has requested GSA's assistance with implementation of the Coast Guard Authorization Act of 2010. This legislation provides USCG with direct sales authority for divestiture of excess real property assets. USCG and GSA have established a national memorandum of agreement which allows GSA to provide asset management services that support Coast Guard's mission needs. In FY13, USCG provided GSA with a reimbursable agreement for the divestiture of 131 housing units on 16 properties in 12 states. GSA plans to complete these disposal projects by the end of FY14. The net proceeds from the sale of these properties will be returned to the USCG for reinvestment in their military housing program.

UNITED STATES DEPARTMENT OF AGRICULTURE – NATURAL RESOURCES CONSERVATION SERVICE (NRCS)



In 2011, GSA entered into a \$1.3M reimbursable agreement with the Department of Agriculture to assess and implement energy and sustainability measures on 31 Natural Resources Conservation Service (NRCS) facilities. Through facility condition assessments, energy audits, and sustainability audits as well as Targeted Asset Reviews (TARs), GSA assisted NRCS to better understand their complex portfolio and has recommended disposition on six of the sites so far.

ARMY RESERVE PARTNERING

GSA continues its coordinated effort with the US Army Reserve and the Army Corps of Engineers to dispose of approximately 60 excess US Army Reserve Centers (USARCs) located across the U.S. and its territories. In FY13, GSA disposed of 7 USARCs, generating approximately \$1.98 million in proceeds for the Army Reserve and relieving the Army Reserve of nearly \$700,000 in annual maintenance and repair costs. GSA anticipates disposing of 11 USARCs during FY14 with similar benefits to the Army Reserve. The main body of work for this initiative is expected to extend through FY17.

UNITED STATES POSTAL SERVICE

GSA has been working with USPS since December 2011 to facilitate the disposal of a number of Postal facilities nationwide on a reimbursable basis. GSA continued to work with the USPS in FY13 to facilitate the disposal of a number of Postal facilities. A multi-region project team worked to facilitate the sales, with NCR responsible for overall coordination of the work and client interface. The FY13 program included 19 properties, comprised of both buildings and land. As of the end of the fiscal year, 6 properties had been closed on, returning proceeds of nearly \$3.8 million to the USPS. The team is continuing to work on the remaining FY13 group of properties, and anticipates further work in FY14.

ADDITIONAL ACTIONS PLANNED FOR FY2014.

Refer to our website at <http://propertydisposal.gsa.gov/> for upcoming opportunities.



APPENDIX

31	APPENDIX A:	SUMMARY OF FY2010, FY2011, AND FY2012 GOVERNMENT-WIDE DISPOSALS
32	APPENDIX B:	FY2009-2013 FIVE-YEAR TRENDS
36	APPENDIX C:	GLOSSARY
39	APPENDIX D:	ACRONYMS
41	APPENDIX E:	SPONSORING AGENCY CONTACTS
45	APPENDIX F:	CONTACT US

APPENDIX A: SUMMARY OF FY2010, FY2011, AND FY2012 GOVERNMENT-WIDE DISPOSALS

SUMMARY OF FY2010 GOVERNMENT-WIDE DISPOSALS

FY2010	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	14	\$5,178,718.00	N/A
Public Benefit Conveyances	25	\$22,536,663.00	\$473,000.00
Negotiated Sales	15	N/A	\$2,542,527.00
Public Sales	79	N/A	\$24,301,647.00
TOTAL	133	\$27,715,381.00	\$27,317,174.00

SUMMARY OF FY2011 GOVERNMENT-WIDE DISPOSALS

FY2011	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	7	\$5,939,024.00	N/A
Public Benefit Conveyances	19	\$50,912,324.00	\$6,529,252.00
Negotiated Sales	21	N/A	\$13,288,070.00
Public Sales	58	N/A	\$25,216,505.00
TOTAL	105	\$56,851,348.00	\$45,033,827.00

SUMMARY OF FY2012 GOVERNMENT-WIDE DISPOSALS

FY2012	# of Disposals	Estimated Fair Market Value	Proceeds
Federal Transfers	13	\$2,572,002.00	N/A
Public Benefit Conveyances	22	\$7,204,900.00	N/A
Negotiated Sales	8	N/A	\$3,194,965.00
Public Sales	71	N/A	\$34,301,382.53
TOTAL	114	\$9,776,902.00	\$37,496,347.53

APPENDIX B: FY2009-2013 FIVE-YEARTRENDS

Customer Agency	FY09		FY10		FY11		FY12		FY13	
	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)	# Disposals	\$ Proceeds (in millions)
DOD	42	1.1	37	1.4	33	4.3	33	11.4	122	44.9
GSA	27	23.1	25	17	22	30.3	14	12.8	8	31.5
USDA	31	5.5	29	4	10	4	20	1.9	18	11.7
DHS	12	0.1	13	0.8	20	5.1	17	4.9	12	1.9
DOI	8	1.9	21	3.2	8	1.2	9	0.1	18	0.8
DOT	14	0.3	4	0.1	3	0.01	11	1	9	0.12
DOE	0	0	1	0	1	0.1	0	0	10	0.4
DOC	1	0	0	0	1	0.04	0	0	0	0
DOL	0	0	1	0.9	0	0	0	0	0	0
DOJ	5	0.4	1	0	6	0	0	0	1	0.02
EPA	3	0.07	0	0	0	0	0	0	0	0
HHS	1	0	0	0	0	0	0	0	1	0.2
VA	1	0	0	0	0	0	0	0	0	0
ERDA	1	0.002	0	0	0	0	0	0	0	0
USPS	1	0.2	0	0	0	0	2	1.8	10	4.9
ED	0	0	1	0.009	0	0	0	0	4	1.2
U.S. Information Agency	0	0	0	0	1	0.002	0	0	0	0

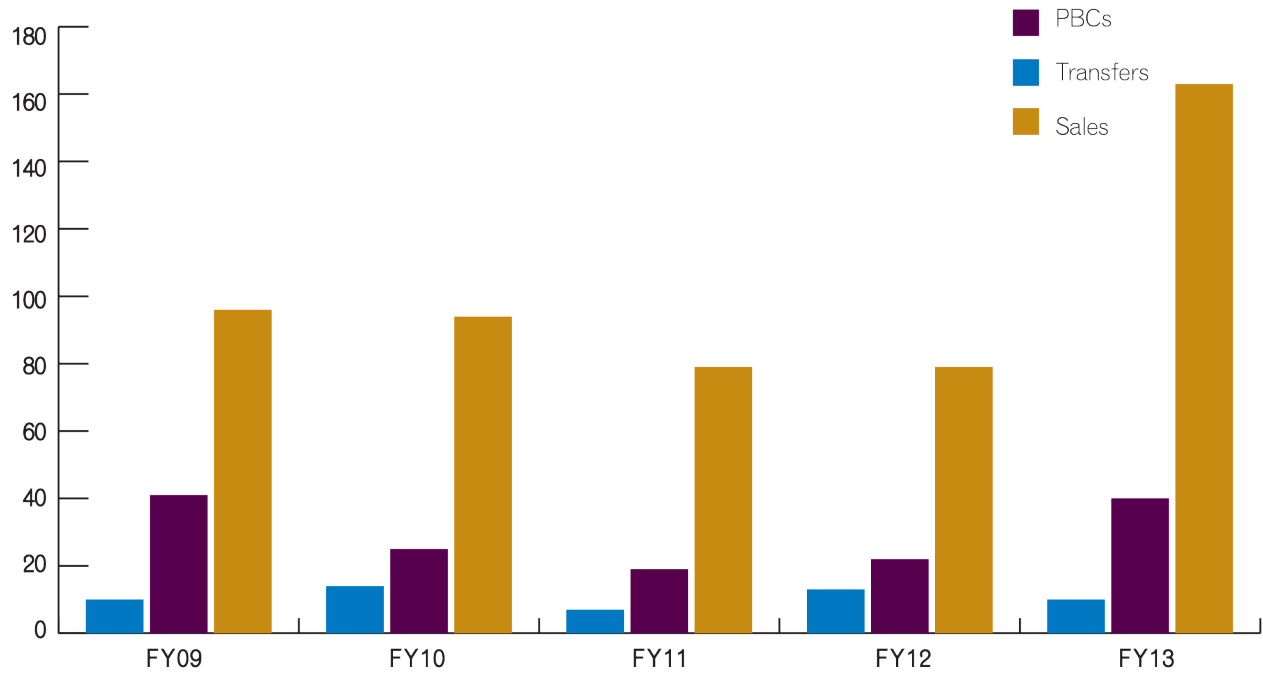
GOVERNMENT-WIDE SUMMARY

Government-wide Summary						
Public Benefit Conveyances (PBCs)	FY2009	FY2010	FY2011	FY2012	FY2013	FY2009-2013
Total PBCs	42	25	19	22	40	148
Education	6	2	1	3	4	16
Emergency Management	4	3	2	1	3	13
Historical Monument	6	8	5	6	6	31
Highway	0	1	1	1	1	4
Homeless Assistance	2	1	0	0	0	3
Law Enforcement	2	1	1	1	0	5
Parks and Recreation	10	7	3	2	5	27
Public Health	2	0	1	6	0	9
Wildlife	1	2	0	0	17	20
Other PBCs	9	0	5	2	4	19

SUMMARY OF GOVERNMENT-WIDE DISPOSALS BY DISPOSAL METHOD AND FISCAL YEAR

	FY2009	FY2010	FY2011	FY2012	FY2013
Transfers	10	14	7	13	10
PBCs	41	25	19	22	40
Sales (Public and Negotiated)	96	94	79	79	163
Total # of Assets Disposed	147	133	105	114	213
Total Acreage	4258	3947	1684	4808	17683
Total EFMV of PBC Properties	\$27,247,445	\$22,536,663	\$50,912,324	\$7,204,900	\$18,599,922
"Total Public and Negotiated Sales Proceeds "	\$32,353,375	\$26,844,174	\$38,504,575	\$37,496,348	\$97,216,497

5-YEAR COMPARISON OF DISPOSAL METHOD BY NUMBER OF DISPOSALS



* FY2013 includes HAP properties

GOVERNMENT-WIDE 5 YEARS

FY2009-2013	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	429	N/A	163.2
Negotiated Sales	82	N/A	69.1
PBCs	148	126.4	7
Federal Transfers	54	38.2	1
TOTAL	713	\$364.6	\$240.3

GSA 5 YEARS

FY2009-2013	# Disposals	\$ EFMV (in millions)	\$ Actual Proceeds (in millions)
Public Sales	36	N/A	73.6
Negotiated Sales	12	N/A	34.1
PBCs	32	68.4	5.9
Federal Transfers	3	1.2	0.2
TOTAL	83	\$165.4	\$113.8

APPENDIX C: GLOSSARY

ABROGATION: A negotiated removal or replacement of all or certain restrictions included in the deed conveying property for a Public Benefit Conveyance purpose. Depending on the PBC program, the grantee may have the option of buying out the restrictions, placing the restrictions on another comparable property, retransferring the property to another PBC program or substituting another grantee.

ASSIGNMENT: Term used to describe GSA action in support of a request by a Sponsoring Agency for surplus real property on behalf of an approved applicant. If the request is approved by GSA, then GSA “assigns” the property to the Sponsoring Agency, who in turn would complete the conveyance action with the approved grantee.

BASE REALIGNMENT AND CLOSURE: A variety of actions taken to close or realign military installations in the United States. These actions include the selecting bases for closure or realignment and carrying out the associated closure or realignment activities such as relocating military units and disposing of excess property.

CLASS: Real estate term for the general quality of a building. Class A is the highest quality and Class C is the lowest.

COMPLIANCE PROGRAM: Actions taken by GSA or a Sponsoring Agency to confirm or ensure a property conveyed under a Public Benefit Conveyance program is still being utilized as intended.

CONVEYANCE: The last phase in the disposition of surplus property, when the title is conveyed from the Government in conformance with local practices, typically through a quitclaim deed.

DIRECT SERVICES: GSA activities that are authorized and funded through a budget appropriation.

ESTIMATED FAIR MARKET VALUE: An assumption of value based on an analysis of market condition, comparable properties, and other construction/realty data.

EXCESS REAL PROPERTY: If a federal agency no longer needs a property to carry out its program responsibilities, the property is reported “excess” to its needs.

EXCHANGE: A form of negotiation in which real property or interests therein of equal value are traded. In the event there is a difference in value, a cash equalization payment may be required.

HOLDING AGENCY AUTHORITY: Authority other than the Property Act that authorizes a specific federal land holding agency to undertake activities to better utilize, reposition, convey, exchange or sell its real property. This authority may be limited to a specific property, class of property or apply portfolio-wide.

LIGHTHOUSE ACT: The National Historic Lighthouse Preservation Act of 2000 allows for the conveyance of federally owned historic light stations to qualified new stewards.

NEGOTIATED SALE: A sale of property that affords a selected entity, typically a public body, the sole source option to purchase property for a public purpose use without competing in a public offering. Fair market value is required.

PROPERTY ACT: GSA was officially created in June 1949 with the enactment of the Federal Property and Administrative Services Act of 1949 (Property Act). The act was designed to increase the efficiency and economy of Federal Government operations with regard to the procurement, utilization and disposal of property.

PUBLIC BENEFIT CONVEYANCES and their sponsors:

- Correctional use: Department of Justice
- Education: Department of Education
- Historic Monument: Department of the Interior
- Parks and Recreation: Department of the Interior
- Public Health: Department of Health and Human Services
- Homeless Assistance: Department of Health and Human Services
- Law Enforcement or Emergency Response: Department of Homeland Security
- Other PBCs

PUBLIC SALES: Competitive in-person or online sales.

REIMBURSABLE OTHER: This occurs when GSA is utilized to provide Reimbursable Services under a Holding Agency Authority. Unlike the Property Act, the Holding Agency would execute the closing documents and GSA would be reimbursed for its time, travel and contractual costs.

REIMBURSABLE PROPERTY ACT: If an agency, Department of Defense for example, is authorized to retain proceeds under the Property Act, GSA can recoup contractual costs from proceeds if any incurred in the disposition.

REIMBURSABLE SERVICES: Certain federal landholding agencies have their own realty authority but utilize RPUD to perform realty services on their behalf. RPUD provides these services through inter-agency agreements, on a reimbursable basis. Services range from the management and execution of all aspects of a disposition project to specific tasks to inform a utilization decision or implement a disposition strategy.

REVERTED: For this disposal method, the legal title of the property returns to the grantor after the grant expires.

SPECIAL LEGISLATION: A law that directs a specific action with a parcel of property or group of properties.

SPONSORING AGENCY: This is the lead federal agency that manages a specific Public Benefit Conveyance program, including the outreach to and sponsorship of eligible applicants for surplus real property.

SURPLUS REAL PROPERTY: If there is no further need for the property within the Federal Government, the property is determined “surplus” and may be made available for other uses through public benefit conveyances (PBCs), negotiated sales, or public sales.

TIER: GSA performance measure reflecting building revenue and reinvestment needs

TRANSFER: The term used to describe the shift of custody and accountability for an excess property from one federal agency to another. These are usually at Fair Market Value (FMV), but may be at no cost, with the approval of the Administrator of the General Services Administration (GSA) and the Office of Management and Budget (OMB).

APPENDIX D: ACRONYMS

AGENCY ACRONYMS

ATF	Bureau of Alcohol, Tobacco, Firearms and Explosives
AFRPA	Air Force Real Property Agency
BIA	Bureau of Indian Affairs
COE	Corps of Engineers
DEA	Drug Enforcement Administration
DHS/CBP	Department of Homeland Security/Customs and Border Patrol
DOC	Department of Commerce
DOD	Department of Defense
DOE	Department of Energy
DOI	Department of Interior
DOJ	Department of Justice
DOL	Department of Labor
DOT	Department of Transportation
ED	Department of Education
EPA	Environmental Protection Agency
FAA	Federal Aviation Administration
FBI	Federal Bureau of Investigation
FDA	Food and Drug Administration
FEMA	Federal Emergency Management Agency
GSA	General Services Administration
HHS	Department of Health and Human Services
IBB	International Broadcasting Bureau
ICE	Immigration and Customs Enforcement
INS	Immigration and Naturalization Service
IRS	Internal Revenue Service
NOAA	National Oceanographic and Atmospheric Administration
PBS	Public Building Service
SSA	Social Security Administration
USACE	United States Army Corps of Engineers

USCG	United States Coast Guard
USDA	United States Department of Agriculture
USPS	United States Postal Service
VA	Department of Veteran Affairs

TECHNICAL ACRONYMS

BRAC	Base Realignment and Closure
FB	Federal Building
FBF	Federal Buildings Fund
FFO	Funds from Operation
FMV	Fair Market Value
FY	Fiscal Year
G&A	General and Administrative
HVAC	Heating, Ventilation and Air Conditioning
LLC	Limited Liability Corporation
NHLPA	National Historic Lighthouse Preservation Act
NOI	Net Operating Income
OA	Operating Agreement
PBC	Public Benefit Conveyance
R&A	Repair and Alteration
ROE	Report of Excess
RSF	Rentable Square Feet
RWA	Reimbursable Work Agreement

APPENDIX E: SPONSORING AGENCY CONTACTS

Homeless and Public Health PBCs – Health and Human Services

Theresa Ritta

(301) 443-6672 Phone

Theresa.ritta@psc.hhs.gov

Telesforo Ramirez

(301) 443-2603 Phone

Telesforo.ramirez@psc.hhs.gov

Homeless Assistance and Public Health program information web link:

http://www.psc.gov/property_management/federalprop-index.html

Homeless Suitability Determinations – Housing and Urban Development

Juanita A. Perry, SNAPS Specialist

(202) 402-3970 Phone

Juanita.A.Perry@hud.gov

HUD program information web link:

<http://www.hud.gov/offices/cpd/homeless/programs/t5/>

Homeless Assistance Review for BRAC Property –

Housing and Urban Development

Linda R. Charest

(202) 402-2595 Phone

Linda.R.Charest@hud.gov

HUD/BRAC program information web link:

www.hud.gov/offices/cpd/homeless/programs/brac/guide/guide.pdf

Self Help Housing PBCs – Housing and Urban Development

Janet Golrick

(202) 708-2495 Phone

Janet_M._Golrick@hud.gov

Educational PBCs - Department of Education Contacts:

Grace Brown, Grace.Brown@ed.gov, 202-205-8839

States of: CT, IN, MA, ME, MI, NH, NJ, NY, OH, PA, RI, VT

LaToya Cannon, LaToya.Cannon@ed.gov, 202-401-9506

States of: AL, DC, DE, FL, GA, KY, MD, MS, NC, SC, TN, VA, WV

Barbara Shawyer, Barbara.Shawyer@ed.gov, 202-401-0044

States and Territories of: AK, AZ, CA, CO, GU, HI, PR, VI

Yolanda Stroud, Yolanda.Stroud@ed.gov, 202-401-3587

States of: IA, ID, KS, MN, MT, ND, NE, NV, OR, SD, UT, WA, WI, WY

John Tillery, John.Tillery@ed.gov, 202-401-2349

States of: AR, IL, LA, MO, NM, OK, TX

Education program information web link:

<http://www2.ed.gov/programs/fedrealproperty/realpropbrochure.html>

Correctional and Law Enforcement PBCs – Department of Justice

Orbin Terry

(202) 307-3134 Phone

Orbin.Terry@usdoj.gov

Program information web link:

http://www.ojp.usdoj.gov/BJA/grant/fedsurp_transfer.html

Emergency Management PBCs – Federal Emergency Management Agency

Adrian Austin

(202) 212-2099 Phone

adrian.austin@dhs.gov

Park and Recreation PBCs – National Park Service

Wendy Ormont

(202) 354-6915 Phone

Wendy_ormont@nps.gov

Lands to Parks regional contacts:

http://www.nps.gov/ncrc/programs/flp/flp_contact.html

Program information web link:

<http://www.nps.gov/flp/>

Historic Monument PBCs – National Park Service

Gary Sachau

(202) 354-2044 Phone

Gary_sachau@nps.gov

Historic Surplus Property regional contacts:

http://www.nps.gov/hps/TPS/hspp_p_admin.htm

Historic Surplus Property Program Information:

http://www.nps.gov/hps/TPS/hspp_p.htm

Wildlife Conservation PBCs – Fish and Wildlife Service

Ken Fowler

(703) 358-1876 Phone

Ken_fowler@fws.gov

Port Facility PBCs – DOT – Maritime Administration

Linden Houston

(202) 366-4839 Phone

Linden.houston@dot.gov

Yvette M. Fields

(202) 366-0926 Phone

Yvette.fields@dot.gov

Port conveyance program information:

http://www.marad.dot.gov/ports_landing_page/port_conveyance/port_conveyance_program_history/Port_Conveyance_Program_History.htm

Public Airport PBCs – Federal Aviation Administration

Kendall Ball, P.E.

(202) 267-7436 Phone

Kendall.ball@faa.gov

Highway PBCs – Federal Highway Administration

Gerry Solomon

(202) 366-2037

Gerald.solomon@dot.gov

FHWA local contacts:

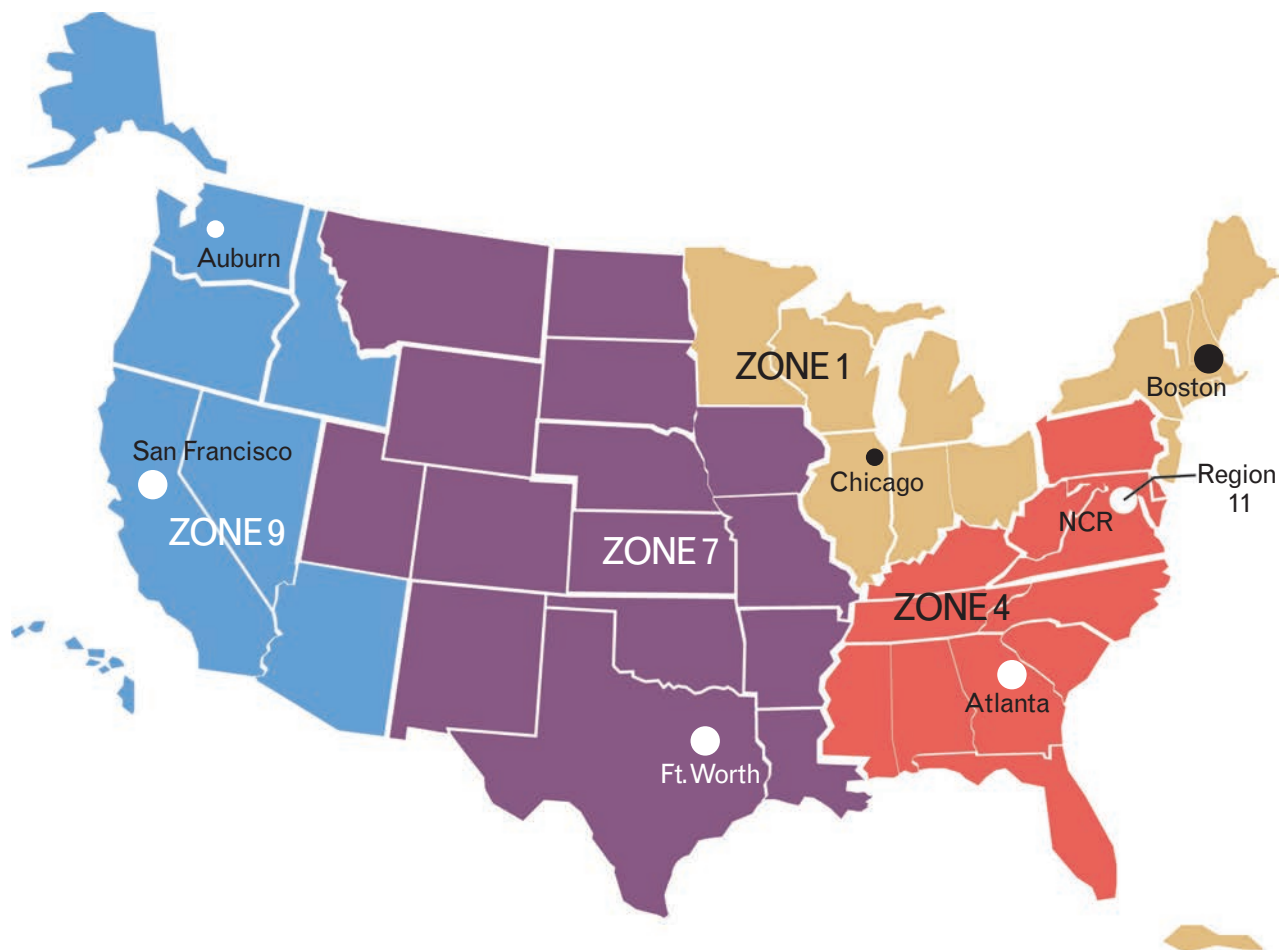
<http://www.fhwa.dot.gov/realestate/divroster.cfm>

Highway Land Transfer program information:

<http://www.fhwa.dot.gov/realestate/fltmanual/fltman.pdf> -

APPENDIX F: CONTACT US

GSA DISPOSAL ZONES



GSA REAL PROPERTY DISPOSAL ZONES

ZONE 1

New England Region

General Services Administration
Office of Real Property Disposal (1PZ)
10 Causeway Street
Boston, MA 02222
Telephone: 617-565-5700 • Fax: 617-565-5720

Great Lakes Region

General Services Administration
Office of Real Property Disposal (1PZC)
230 South Dearborn Street
Chicago, IL 60604
Telephone: 312-353-6045 • Fax: 312-886-9480

ZONE 4

Southeast Sunbelt Region

General Services Administration
Office of Real Property Disposal (4PZ)
77 Forsyth Street, Suite 130
Atlanta, GA 30303
Telephone: 404-331-5133 • Fax: 404-331-2727

ZONE 7

Greater Southwest Region

General Services Administration
Office of Real Property Disposal (7PZ)
819 Taylor Street
Fort Worth, TX 76102
Telephone: 817-978-2331 • Fax: 817-978-2063

ZONE 9

Pacific Rim Region

General Services Administration
Office of Real Property Disposal (9PZ)
450 Golden Gate Avenue
San Francisco, CA 94102
Telephone: 888-472-5263 • Fax: 415-522-3213

Northwest Artic Region

General Services Administration
Office of Real Property Disposal (9PZF)
400 15th Street, SW
Auburn, WA 98001
Telephone: 253-931-7547 • Fax: 253-931-7554

NATIONAL CAPITAL REGION

General Services Administration
Office of Real Property Disposal
7th & D Street, SW
Washington, DC 20407
Telephone: 202-205-2127 • Fax: 202-205-5295

CENTRAL OFFICE

General Services Administration
Office of Real Property Disposal
1800 F Street, NW
Washington, DC 20405
Telephone: 202-501-0084 • Fax: 202-501-2520



2/2014

Public Buildings Service
Office of Real Property Asset Management
Office of Real Property Utilization and Disposal

U.S. General Services Administration
1800 F Street, NW
Washington, DC 20405
www.gsa.gov

